

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 26, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 26, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe

**Members Absent:** Mark A. Norman  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF September 19, 2011.** Mr. Pepe moved and Mr. Josephy seconded a motion to approve the minutes of September 19, 2011. The motion passed unanimously.

### COMMUNICATIONS

Mr. Dillon informed the Board that he had received a letter dated September 19, 2011 from State Representative Tom Reynolds and State Senator Andrew Maynard regarding a forthcoming amendment to the State's agreement with the Town of Preston regarding the transfer of the former Norwich State Hospital property.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 11 - 199      **Transaction/Contract Type:** RE / Purchase & Sale  
**Origin/Client:** DAS/DDS  
**Statutory Disclosure Exemptions:** 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase and sale agreement at 9:50 a.m. and concluded at 10:05 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

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**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 11-198 **Transaction/Contract Type:** AE / Commission Letter

**Project Number:** BI-RC-311 **Origin/Client:** DPW / CCSU

**Contract:** BI-RC-311-ARC Commission Letter #4

**Consultant:** ID3A, LLC

**Property:** Central Connecticut State University, New Britain

**Project Purpose:** New Public Safety Building

**Item Purpose:** Commission Letter #4 to compensate the consultant for additional services required to re-bid the project.

Mr. Dillon reported that the project concerns the construction of a new state-of-the-art public safety communications center that will provide 24 hour monitoring of campus activities. Interior improvements include offices, record and locker rooms, short term interrogation and detention rooms and roll call room. Other improvements include, but are not limited to, a “stand alone” boiler room, a pad mounted emergency generator and surface parking.

In April 2011 the Project was originally bid with an anticipated construction budget of \$4.27M. Upon receiving bids; nineteen contractors submitted bids with the low bid being \$4.49M. This bid by PDS Engineering and Construction was approximately \$220,000 over the project budget. As such in May 2011 CCSU authorized DCS to re-bid the project with revised supplemental bid items in hopes of reducing the project costs within the available construction budget. A bid opening was held on September 14, 2011 and the apparent low bidder was Barr Inc. at a cost of \$4.66M.

Mr. Dillon said that DCS is seeking approval for Commission Letter #4 to modify ID3A’s contract and provide for an additional \$5,000 in consulting fees to rebid the project in September. While the overall scope and fee are acceptable, Mr. Dillon recommended that the SPRB hold Commission Letter #4 until DCS provides additional information as to whether this contract had been authorized without SPRB approval.

**OTHER BUSINESS**

**State Properties Review Board FY 2011 Annual Report.** The annual report was discussed and finalized for publication on or before October 1, 2011.

The Board took the following votes in Open Session:

**PRB FILE #11-198** - Mr. Pepe moved and Mr. Josephy seconded a motion to suspend PRB File #11- 198, pending receipt of additional information related to the status of the project. The motion passed unanimously.

**PRB FILE #11-199** - Mr. Pepe moved and Mr. Josephy seconded a motion to approve PRB File #11- 199. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary